

Payson 85541

ZIP code · AZ · Arizona · Gila County · Payson

SELLER'S MARKET

\$402K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

629

SALES (12 MO)

\$430K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



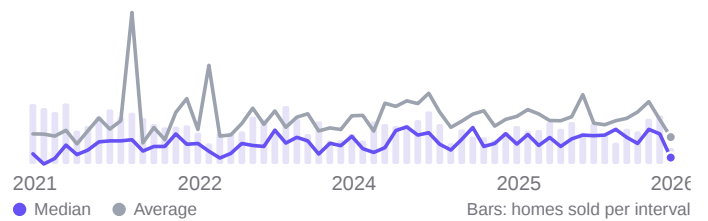
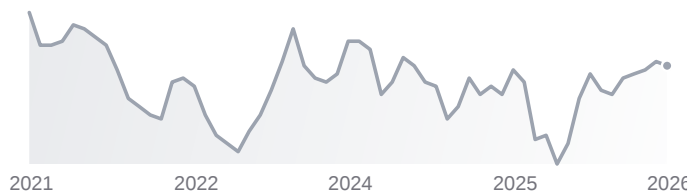
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$327K · Average \$416K

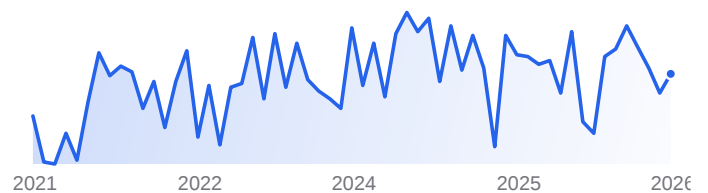
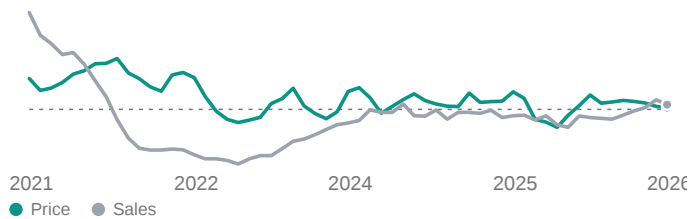


Growth (year over year)

Price +1.1% · Sales +2.9%

Price per square foot

\$269/ft²

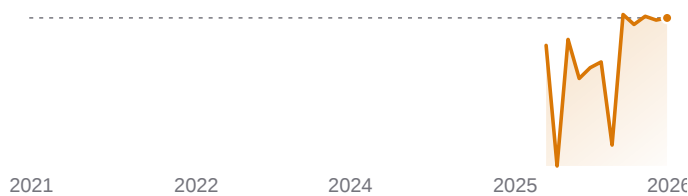


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

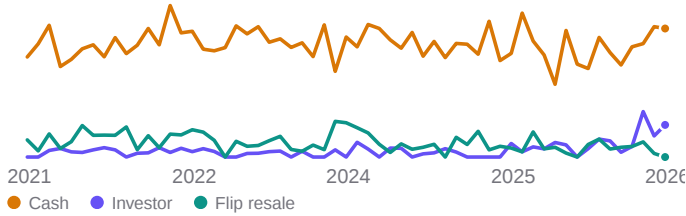
4.8%



BUYERS & OUTCOMES

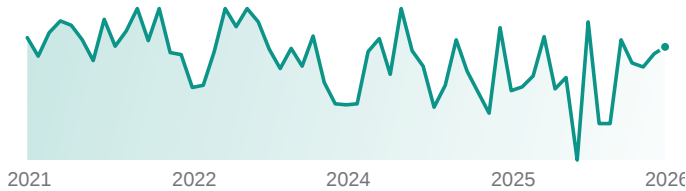
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



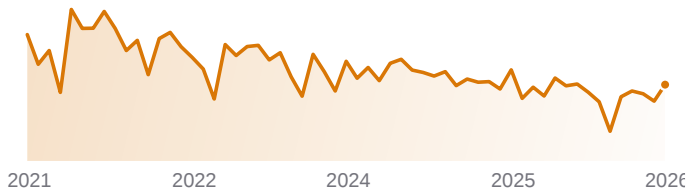
Sellers who sold at a gain

94%

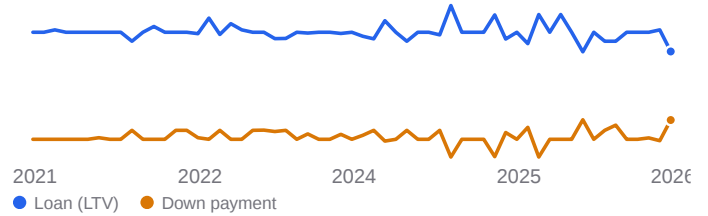


Median annualized return at resale

+6.7%

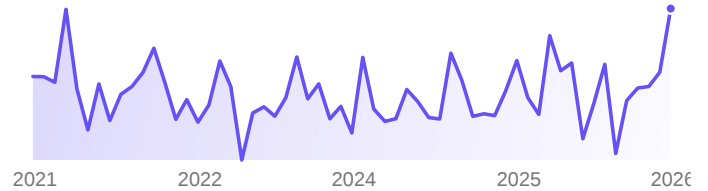


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,157
Median value (AVM)	\$430K
Median size	1,534 ft²
Median year built	1994
Single family	57%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.9%
Owner occupied	57%
Company owned	34%
Median loan-to-value	35%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	24,511
Density	18 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	60
Homes occupied	71%
Bachelor's or higher	14%
Poverty rate	9.8%
Unemployment	0.8%
Average temp	56°F
Annual precip	23 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.